

PART 3.17.00 - RUSKIN TOWN CENTER DEVELOPMENT REGULATIONS

Footnotes:

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Editor's note— It should be noted that § 4 of Ord. No. 06-34, adopted November 2, 2006, provides for an effective date of February 1, 2007.

Sec. 3.17.01. - Purpose

The purpose of this Part is to provide for The Ruskin Town Center (RTC) zoning districts and design standards. The zoning district and design standards implement the vision, principles and strategies of the Hillsborough County Comprehensive Plan's Ruskin Community Plan.

The intent of the Ruskin Town Center Zoning District (RTCZD) is to revitalize Ruskin's business center along U.S. 41, enhance the appearance of Ruskin's historic business district, and establish a mixed-use, walkable and pedestrian friendly Town Center. All development shall be in accordance with the Standards for Non-Residential, Mixed Use and Multi-Family as described in this Part and as appropriate.

(Ord. No. 06-34, § 2, 11-2-06)

Sec. 3.17.02. - Applicability

- A. Except as provided herein, these standards shall apply to all development within the area subject to the Ruskin Town Center Zoning District (RTCZD). However, these provisions shall not apply to public schools and previously approved planned developments, previously approved subdivisions, and projects with unexpired building permits, unexpired preliminary site development approval or unexpired construction plan approval at the time of rezoning to Ruskin Town Center Zoning District (RTCZD). Existing lawful uses, lots, structures, characteristics of land and densities shall not be required to be removed or otherwise modified as a result of the standards or requirements set forth in this Part.

In addition to the standards provided herein, development within the Ruskin Town Center Zoning District (RTCZD) shall be required to meet all other applicable sections of the Land Development Code. Where any provision of the Ruskin Town Center Zoning District (RTCZD) regulations is in conflict with any other standards or regulations of the Land Development Code, the Ruskin Development Regulations shall prevail.

(Ord. No. 06-34, § 2, 11-2-06)

Sec. 3.17.03. - General Development Standards

- A. Designation of Streets

All streets within the Ruskin Town Center Zoning District shall be classified as Main Streets or Ruskin Town Center Streets. Main Streets include Shell Point Road, and U.S. 41. All other streets shall be classified as Ruskin Town Center Streets - as shown on Figure 1—Ruskin Town Center.

B. Street Design

New streets and reconstruction of existing streets, excluding regulated roadways as defined in the Hillsborough County Comprehensive Plan, shall conform to the design standards established by this section for the cross section of Ruskin Town Center Streets as shown in Figure 2. Traffic calming measures shall be permitted in accordance with Section 5.08.09.E of this Code.

C. Parking, Access and Site Design

Except as otherwise provided by this Section, parking requirements for all uses shall be in accordance with the Parking Standards of Article VI. Landscaping requirements for off-street vehicular use areas shall be in accordance with the landscaping and buffering requirements of this Code.

1. Required Off-Street Parking

- a. Required parking provided through surface parking lots shall be on the development site or within 500 feet of the development site that the parking is required to serve.
- b. The minimum parking requirements in Article VI of this Code for non-residential uses is the maximum allowed. Additionally, the non-residential parking requirements may be reduced by 50 percent.
- c. On-Street Parking Credit. On-street parking spaces shall be deducted from the required number of off-street parking spaces for the adjacent use. When an extended parcel line splits an on-street parking space, that space shall be deducted from the parking requirements of the parcel that fronts the majority of the on-street parking space.

2. Off-street parking (surface parking lots).

- a. In projects located on Main Streets with off-street surface parking lots, parking shall be located behind the front façade of Main Street frontage buildings.
- b. Except as provided below, in projects located only on Ruskin Town Center Streets with off-street surface parking lots, parking shall be located behind the front façade of Ruskin Town Center Street frontage buildings.
- c. Notwithstanding the above, surface parking lots may be located adjacent to Ruskin Town Center Streets in projects with frontage along Main Streets and Ruskin Town Center Streets.
- d. Surface parking lots may be located adjacent to one Ruskin Town Center Street in projects with frontage along two Ruskin Town Center Streets. However, no surface parking lot shall front Ruskin Town Center Street containing property on the opposite side of the street zoned for residential and residential support uses only. Additionally, on corner lots, surface parking may be located adjacent to two Ruskin Town Center Streets.

3. Parking Garages. Except for vehicle entrances, the ground floor shall be developed with enclosed c office or civic floor space to a minimum building depth of 30 feet along the entire length of the stru each adjacent street, unless separated from the street by another building, parking lot and/or land open space with a minimum depth of 30 feet.
- D. Screening of trash and recycling receptacles, loading docks, service areas, and other similar areas.
1. Trash, recycling receptacles, loading docks, service areas, and other similar areas must be located in parking areas or in a location that is not visible from Main Street or Ruskin Town Center Street frontages, and must be screened to minimize sound and visibility from residences and to preclude visibility from adjacent streets. Service areas shall be screened by a masonry wall and landscape buffer. The wall shall be a minimum of six feet in height using architectural design, materials and colors that are consistent with those of the primary structure. The landscape buffer shall be a minimum of five feet in width and contain evergreen plants a minimum of three feet in height spaced not more than four feet apart.
 2. Mechanical equipment shall be placed on the parking lot side of the building away from view from adjacent Main Street and Ruskin Town Center Street frontage and shall be screened from view of any street by fencing, vegetations, or by being incorporated into a building.
 3. All rooftop mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing it into roof structure.
 4. Solid waste storage areas. A solid waste refuse facility shall be screened on three sides by a six-foot high masonry wall if it is located within the building setback area or located in areas visible to customers or from a public right-of-way.
 5. Fences and Walls. Fences and walls shall be constructed of masonry, vinyl or cast iron/metal. The location of all fences and walls shall be in accordance with Article VI of this Code.
- E. Building Orientation. A building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a public street.
- F. Public Entrance. Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish to emphasize the entrance(s).
- G. Utilities. All utility lines shall be located underground.

(Ord. No. 06-34, § 2, 11-2-06)

Sec. 3.17.04. - Standards for Non-Residential, Mixed Use and Multi-Family Development

- A. Building frontages shall occupy no less than 60 percent of a project's street frontage. Notwithstanding the above, projects with frontages along Main Streets and Ruskin Town Center Streets shall not have minimum building frontage requirements along Ruskin Town Center Streets.

- B. Front yard building setbacks along all street frontages shall be a minimum of ten feet to a maximum of ten feet. Rear yard setbacks shall be a minimum of ten feet, and side yard setbacks shall be a minimum of ten feet.
- C. Building height shall be a maximum of 50 feet.
- D. Building Design
 - 1. Building Façade. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street. Buildings shall provide a foundation or base that extends from the ground to the bottom of the lower windowsills that is distinguished from the building face by a change in volume or material. Building façade must be architecturally finished to grade. A clear visual division shall be maintained between the ground level floor and upper floors, which may include changes in volume or materials or other architectural detailing such as a belt course or cornice. The top of any building shall contain a distinctive finish consisting of a cornice or other architectural termination. Ground floor retail uses that are located in non-residential or mixed use structures and that are located on a corner parcel and have two street frontages shall contain storefront display windows covering a minimum of 40 percent and a maximum 80 percent of a storefront's linear frontage.
 - 2. Transparency. All street-facing non-residential and mixed-use structures shall have windows covering a minimum of 40 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement, but must be transparent and shall not be painted or obscured by opaque panels.
 - 3. Shelter. Buildings shall incorporate arcades, alcoves, porticos or awnings.
 - 4. Garages. Street-facing ground floor parking, including individual unit garages, is not permitted on the first floor of a multi-family structure on a Main Street. Parking shall occur within parking garages or within surface lots that do not front on a Main Street. Individual unit garages attached to principal structures fronting Ruskin Town Center Streets shall be setback a minimum of five feet from the street-facing façade and a minimum of 20 feet from the street right-of-way.

(Ord. No. 06-34, § 2, 11-2-06)

Sec. 3.17.05. - Sign Standards

A. Generally

Signs shall conform to the limitations and provisions of Article VII of this Code. Additionally, the following limitations and provisions shall apply to signage for all uses excluding emergency public services/uses.

B. General Requirements

1. Signage within the Ruskin Town Center Zoning Districts (RTCZD) shall be constructed utilizing materials similar to those of the buildings served. Acceptable materials may include wood and painted metal. Plastic and similar synthetic materials are permitted if designed to replicate the appearance of wood and painted metal signs.
2. Pole signs shall be prohibited.

C. Ground signs

1. General Standards
 - a. Letter height shall be a minimum of nine inches and a maximum of 24 inches.
2. Monument Signs
 - a. The maximum height shall be eight feet above the ground plane.
 - b. Signs shall be set back a minimum of ten feet from the public right-of-way, 30 feet from the intersection of right-of-way lines and shall meet any additional setback required in Article VII of this Code. Additionally, sight distance and roadside clear zones must be in accordance with the criteria of the Hillsborough County Transportation Technical Manual.

D. Awning Signs:

The width of the sign shall not exceed the width of the canopy, awning or marquee.

E. Miscellaneous signs

1. Window Signs: Permanent window sign displays shall be limited to no more than 20 percent of the window area.
2. Projecting Signs
 - a. Signs shall be located above ground-floor level doors and windows but below the roofline or second-floor level to promote a pedestrian environment.
 - b. Signs are limited to no more than one projecting sign per business.
 - c. Signs shall project no more than four feet from the building face and must be located outside of the public right-of-way.
 - d. Sign shall have a minimum six-inch clearance from the building face.

F. Sign Lighting

1. Ground-mounted up-lights shall not exceed 150 watts per sign face and shall shield light from aiming toward motorists and neighboring properties. Fixtures shall be hidden from view by sign landscaping.
2. Internally lighted tenant signs attached to buildings shall only illuminate lettering and not entire sign face.

(Ord. No. 06-34, § 2, 11-2-06)

New development in Ruskin Town Center Zoning District with a parcel's designation as shown on Map located in Figure 1 shall conform with the following use, density, intensity, and Standards for Non Residential, Mixed Use and Multi-Family as described above and provisions of this Code. Additionally, all structures located along Shell Point Road and U.S. 41 shall be a minimum of two stories in height.

(Ord. No. 06-34, § 2, 11-2-06)

Sec. 3.17.07. - Ruskin Town Center (RTC-1)

Permitted Uses: CG and RMC-20 uses as defined in Section 2.02.02 of this Code; mixed use developments, multi-family residential and commercial uses. Commercial general retail uses shall be permitted in projects in accordance with special requirements listed below.

Maximum Density: 20 dwelling units per acre.

Maximum Intensity: 0.75 FAR.

The permitted uses on Tax Folio 55675.0000 as configured on May 8, 2007 shall include major repair of motorcycles, scooters and lawn mowers in addition to the permitted uses listed above.

The permitted uses of Tax Folios 55215.0000, 55217.0000, 55217.1000, 55752.0000 and 55759.0000 as configured on June 11, 2009, and on Tax Folios 55801.0000 and 55802.0000 as configured on October 5, 2011, shall include, in addition to the permitted uses listed above, an indoor/outdoor community market subject to the following requirements:

- a. Sales shall be limited to fresh vegetables and fruits, plants, cut flowers, cider, jams, jellies, relishes, honey, spices, sauces, syrups, canned goods, baked goods, fresh meat and seafood, eggs, dairy products, prepared foods for immediate consumption, aquaculture products and aquarium accessories, artisan crafts, and original or limited-edition works of art. Sales of other items, including but not limited to used merchandise, shall be prohibited.
- b. Indoor sales activities within fully enclosed buildings shall be permitted seven days a week.
- c. Outdoor sales activities shall be permitted only on Friday, Saturday, Sunday and holidays recognized by Hillsborough County. Vendor shelters shall be limited to tents, fabric canopies, umbrellas and wheeled vehicles. A minimum setback of 10 feet from all property lines shall be required. All vendor shelters and vehicles shall be removed from the property on days when sales are not permitted.

(Ord. No. 06-34, § 2, 11-2-06; Ord. No. 07-25, § 2, 11-1-07, eff. 2-1-08; Ord. No. 09-53, Item Y, 6-11-09, eff. 10-1-09; Ord. No. 11-24, § 2(Item A)(12-0011), 12-5-11, eff. 2-1-12)

Sec. 3.17.08. - Ruskin Town Center (RTC-2)

Permitted Uses: BPO, CN and RMC-12 uses as defined in Section 2.02.02 of this Code; mixed use developments, business professional office and multi-family residential.

Maximum Density: 12 dwelling units per acre.

Maximum Intensity: 0.50 FAR.

(Ord. No. 06-34, § 2, 11-2-06)

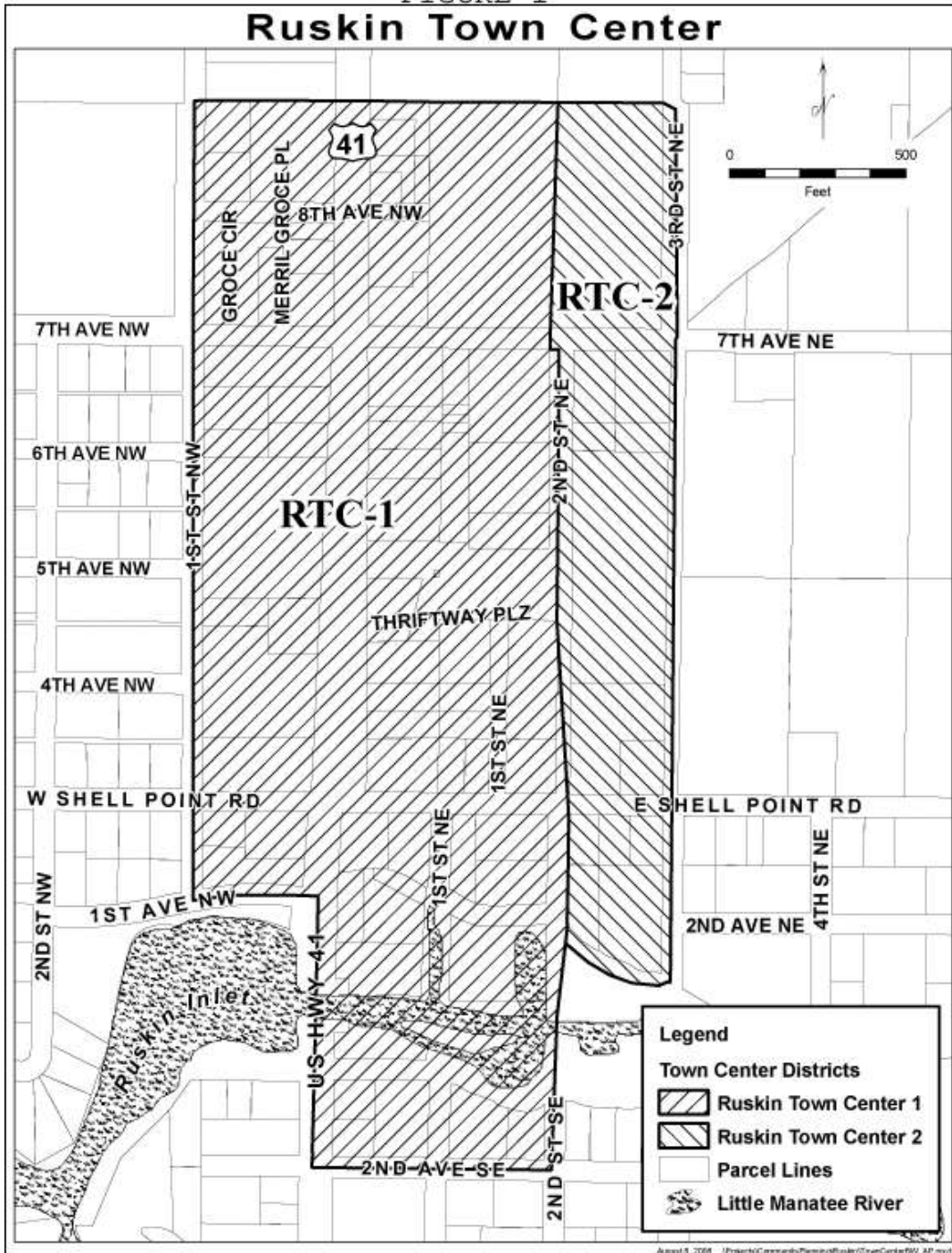
Sec. 3.17.09. - Prohibited Uses

Notwithstanding the above, the following uses shall be prohibited in both, RTC-1 and RTC-2, districts:

- a. Single Family Detached Housing Type
- b. Duplex Housing Type
- c. Wireless Communication Facilities
- d. Radio and Television Transmitting Facilities
- e. Lawn Care/Landscaping
- f. Lumber/Other Building Materials
- g. Motor Vehicle Repairs (Minor or Major)
- h. Motor Vehicle Sales, Rentals, and Auctions—All Types
- i. Recreational Vehicle Sales and Rentals
- j. Private Pleasure Craft Sales and Rentals
- k. Rental leasing, Light Equipment and Farm Equipment
- l. Wholesale Distribution
- m. Labor Pools—All Types
- n. Mini-Warehouses
- o. Tattoo Parlors/Shops
- p. Pawnshop
- q. Convenience Stores with Fuel Pumps
- r. Motor Vehicle Fuel Sales and Services

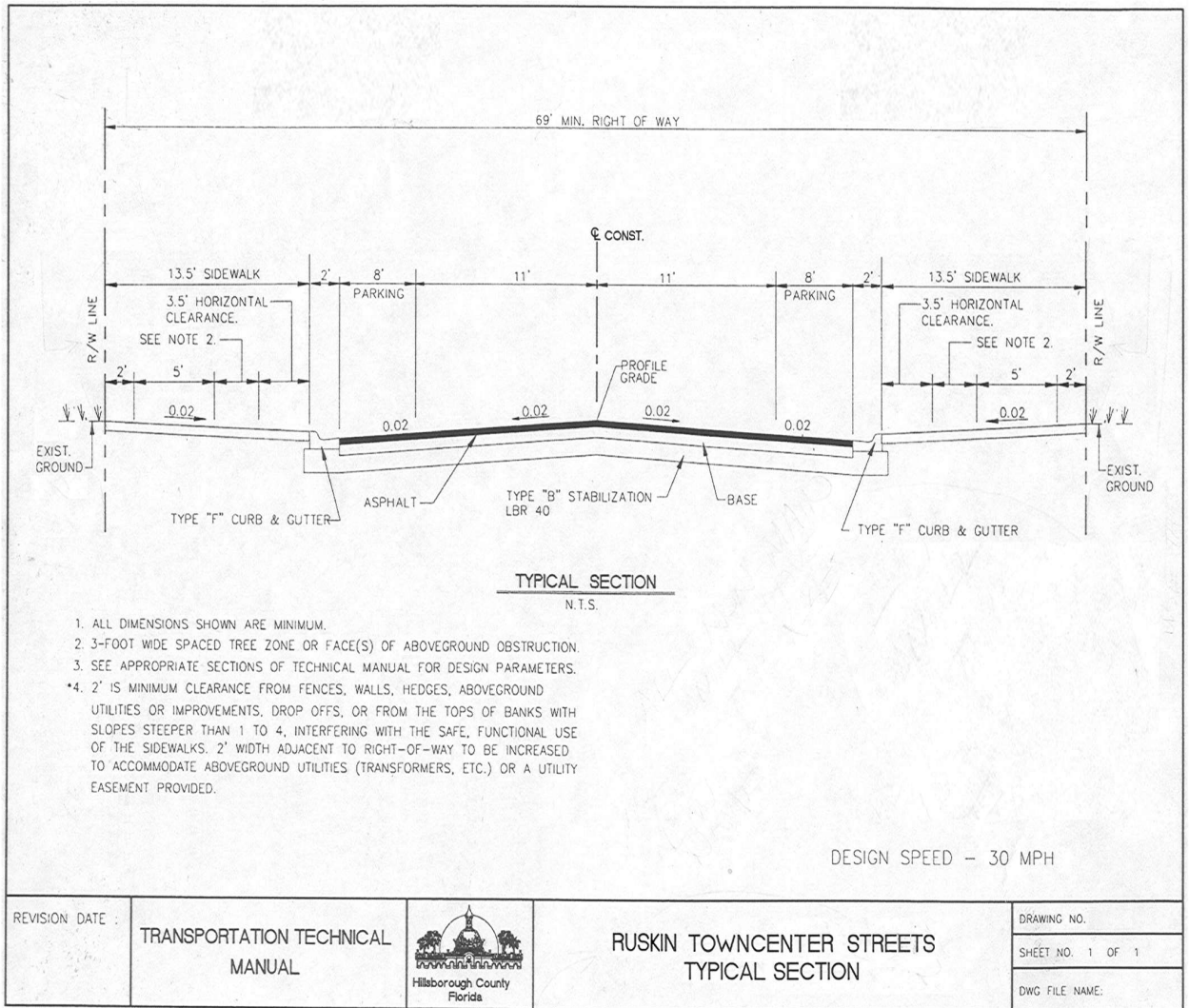
(Ord. No. 06-34, § 2, 11-2-06)

FIGURE 1



Ruskin Town Center

(Ord. No. 06-34, § 2(Exh. A), 11-2-06)



Ruskin Town Center Streets Typical Section

(Ord. No. 06-34, § 2(Exh. A), 11-2-06)